

# RECEIVERSHIP SALE

**BID DEADLINE: July 31, 2025 | MINIMUM BID: \$1,100,000**

**Basalt Fiber Manufacturing Facility & Future Development Tract**

INCREDIBLE INDUSTRIAL OPPORTUNITY WITH EXPANSION POTENTIAL

119 Metrolina Drive, Shelby, North Carolina



## OFFERING OVERVIEW:

Great Neck Realty Co. and Iron Horse Commercial Properties are pleased to present a unique opportunity to acquire an industrial manufacturing facility along with a future development tract of land. This offering includes two separate properties with major potential:

- **Manufacturing Facility** – a 45,780+/- sq. ft. industrial building situated on 5.09+/- acres, previously used for basalt fiber manufacturing. The facility has been cleared of machinery and equipment, providing a flexible space for various industrial uses, redevelopment or expansion. The industrial zoning allows for a range of manufacturing, warehousing or distribution operations.
- **Future Development Tract** – a 7.59+/- acre parcel adjacently to the main facility, offering a prime opportunity for industrial, commercial or logistics development.

## OFFERING HIGHLIGHTS:

- Incredible industrial facility available for immediate occupancy
- Major expansion and development potential
- Strategically located in an area with a strong industrial presence
- Easy access to regional and national transportation networks

**Must Act  
Quickly!**



Rob Tramantano | (516) 902-9568  
[rtramantano@greatneckrealtyco.com](mailto:rtramantano@greatneckrealtyco.com)  
[www.greatneckrealtyco.com](http://www.greatneckrealtyco.com)

Will Lilly | (704) 985-9300  
[will@ironhorsecommercial.com](mailto:will@ironhorsecommercial.com)  
[www.ironhorsecommercial.com](http://www.ironhorsecommercial.com)

